



MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, NOVEMBER 19, 2024, AT 6:30 P.M., AT MEADOWS PLACE EOC/TRAINING CENTER, 11975 W AIRPORT BLVD., MEADOWS PLACE, TEXAS 77477.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by Mayor St. Germain at 6:30 p.m.

Audrey St. Germain, Mayor
David Mertins, Alderman
Kurt Kopczynski, Alderman

Rick Staigle, Mayor Pro Tem
Tia Baker, Alderman
Kelle Mills, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

The following staff were also in attendance: Communications Director, Cameron Miller; Police Chief, Gary Stewart; Public Works Director, Rod Hainey; Parks and Recreation Director, Colene Cabezas; Finance Director; Anna-Maria Weston; and Code Enforcement, Angie Hernandez.

1. Pledge of Allegiance – Alexander, Resident

Invocation – Jimmy Fenwick, Chaplain and Resident

B. JOINT PUBLIC HEARINGS

1. Conduct a Joint Public Hearing before the City of Meadows Place City Council and the Planning and Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477.

Mayor St. Germain opened the Joint Public Hearing at 6:33 p.m.

Rick Russel, District Manager from AutoZone. They own about 8,000 stores. The proposed building would be about 6600 – 7000 square feet. Open 7 days a week from 7:30 am to 7:00 p.m. Most deliveries are after hours. Employee 10-15 employees when first open. Not mechanics so they will not be working on cars in the parking lot. They do replace wiper blades and batteries.

Sylvia Romano, resident 11923 Bloomington Ln. – Spoke against the SUP for AutoZone.

Billy Burge, of Ayrshire Corp – Spoke in support of Auto Zone and owns the property for the proposed AutoZone. This is the 2nd Auto Zone he has developed.

Terry Henley, 12203Alston Drive, – spoke in favor of Auto Zone.

Mayor St. Germain closed the Joint Public Hearing at 6:41 p.m.

2. **Conduct Joint Public Hearing before the City of Meadows Place City Council and the Planning and Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX 77477.**

Mayor St. Germain opened the Joint Public Hearing at 6:41 p.m.

Jimmy Ramirez, owner of Collision Motor Specialist. Is the applicant for the auto repair shop. He is certified in Tesla and BMW collision repair shops.

Benita Garcia 11919 Bloomington Ln – thanked Council for allowing residents to voice their concerns. She spoke in opposition to the SUP due to experience with previous auto repair shop. asked for mor research before voting.

Mike Bezner, resident at 11842 Mulholland, asked about location and if repairs would be done inside. All repairs will be inside.

Corre Corbin representative for Collision Motor Specialist – Stated that no sandblasting is done at their location, and they have TCEQ permits.

Alderman Staigle asked for the proposed hours of operation. Jimmy stated that they are open Monday through Friday 8 am to 6 pm. He added that most cars are tesla and have no emissions. There will not be any 18-wheeler deliveries, and they do not sell cars. All work is done inside the building.

He also stated they are proposing to use the lot across the street for after-hours drop off and then move in during the day.

Sylvia Romano, resident at 11923 Bloomington Ln, is opposed to auto repair shop.

Sam Ali, 12002 Southwest Freeway property owner, spoke in favor of the auto repair shop.

Terry Henley, 12203Alston Drive, – spoke in favor of the auto repair shop.

Benita Garcia 11919 Bloomington Ln – spoke against the auto repair shop.

Alderman Kelle Mills – stated that resident texted her stating that Helfman and Sterling McCall have large painting and auto repair, and they are for the SUP.

Mayor St. Germain closed the Joint Public Hearing at 7:09 p.m.

C. SERVICE RECOGNITION

1. Recognize Assistant Police Chief, Jack Ashton – 30 Years of Service

Mayor and Council recognized Assistant Police Chief, Jack Ashton, for 30 Years of dedicated service.

D. REPORTS

1. Police Department – Gary Stewart, Chief

Chief Stewart gave a brief overview of the monthly statistics and activities for November 2024, which was distributed to City Council and filed with the City Secretary.

He spoke on a few highlights from the month as follows:

- Calls for Service – 3041
- Accidents – 7
- Arrest – 2
- Traffic Citations Issued – 320
- Assault – 0
- Burglary of Motor Vehicle – 2
- Burglary of Business, Residential or Residential Building – 0
- Criminal Mischief – 4
- Fraud – 0
- Robbery – 2
- City Ordinance – 4
- Theft – 5
- Property Checks – 2891
- Flock Safety Alerts – 75
 - Stolen Vehicles – 9
 - Sex Offender – 17 (12 hits were 2 repeat vehicles)
 - Stolen License Plates – 16
 - Gang/Suspected Terrorists – 3
 - Missing Person Alert – 0
 - Warrant – 4
 - Protection Order – 26 (19 hits were 3 repeat vehicle)
 - Other Agency Hot List – 0
 - Violent Person – 0

Seizure of funds, \$16,000 awarded, to the Meadows Place Police Department and paperwork in process.

Alderman Kopczynski thanked Chief Stewart for adding the notable comments section.

2. Code Enforcement – Angie Hernandez, Code Enforcement Official

Angie Hernandez, Code Enforcement Official gave a brief overview of the monthly statistics and activities for September, October, and November 2024, which was distributed to City Council and filed with the City Secretary.

Top 5 Violations

- Trashcans/Recycling Bins visible from the street – 95
- Grass/Weeds in excess of 9 inches – 45
- Obstruction/Clearance of Trees – 28
- Depositing on Public or Private Property (Accumulation) – 21
- Junk/Abandoned Vehicles – 17

Ms. Hernandez reported that there were 305 cases opened, 149 cases closed, and 1 citation issued for the quarter.

Alderman Staigle asked if the city is filing liens each time it mows the property located on Dorrance. Ms. Hernandez stated yes. She added that she is currently working to get a search warrant to replace fence due to pool in backyard.

3. Fire Department Monthly Report for October 2024 – Audrey St. Germain, Mayor

There was no fire report this month.

Mayor St. Germain then called item E – Public Comments out of order.

Mayor St. Germain stated that she would come back to item #4 due to Mr. Haby attending the Planning & Zoning meeting.

4. City Administrator’s Report – Nick Haby, City Administrator

a. Hurricane Beryl Reimbursements

Mr. Haby stated that the city has submitted \$80,000 in expenses to insurance due to Hurricane Beryl damage and to pay a \$15,000 deductible. After FEMA reimbursement the city’s only expense paid is \$3700.

b. Fort Bend County Mobility Bond Funding – Dorrance Lane

Mr. Haby stated that after bond was approved the submitted packet requesting funding for Dorrance Lane Phase 2 and last week the city received \$1.8 million for Dorrance Lane.

c. Quarterly Newsletter Publication in March, June, September, and December

Mr. Haby reminded everyone that the City newsletter is going to be a quarterly newsletter a part of cost cutting in FY 25.

E. PUBLIC COMMENTS

Citizens who have completed a comment card and wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens shall be limited to **three (3) minutes** for comments to City Council.

No comments.

F. MAYOR AND COUNCIL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members may make reports about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include: Expressions of thanks, congratulations, or condolence; Information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; A reminder about an upcoming event organized or sponsored by the governing body; Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

1. Fort Bend Mobility Bond Project No. 20211 – Bikeway at Meadows Place/Stafford Update – Alderman Rick Staigle

Alderman Staigle stated that CenterPoint not responded yet.

2. Dorrance Lane Reconstruction Project Phase 2 – Alderman Rick Staigle

Alderman Staigle stated that construction is moving very quickly compared to the last contractor. They hope to be opened by Thanksgiving and then break for Christmas and come back to complete.

G. REGULAR AGENDA

1. Discussion and consideration of Resolution No. 2024-46 casting the city's vote for the candidate(s) for the 2025 Fort Bend County Appraisal District Board of Directors.

Alderman Kopczynski moved to approve Resolution No. 2024-46 casting the city's 10 vote as 2 votes per candidate(s) for the 2025 Fort Bend County Appraisal District Board of Directors. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski and Mills

Nays: None

Alderman Baker was not present.

2. Discussion and consideration of Resolution No. 2024-47 authorizing the Mayor to enter into an agreement with Lemons Auctioneers, LLC and Online Pros per Buy Board #708-23 to auction city equipment declared surplus.

Alderman Mertins moved to approve Resolution No. 2024-47 authorizing the Mayor to enter into an agreement with Lemons Auctioneers, LLC and Online Pros per Buy Board #708-23 to auction city equipment declared surplus. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski and Mills

Nays: None

Alderman Baker was not present.

3. Discussion and consideration of Resolution No. 2024-48 adopting a Covered Applications and Prohibited Technology Policy that prohibits the installation of certain social media applications on government-owned and -leased devices and that require removal of those applications on such devices.

Alderman Mertins moved to approve Resolution No. 2024-48 adopting a Covered Applications and Prohibited Technology Policy that prohibits the installation of certain social media applications on government-owned and -leased devices and that require removal of those applications on such devices. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski and Mills

Nays: None

Alderman Baker was not present.

4. Discussion and consideration of the first reading of Resolution No. 2024-49 declaring the Incentive Agreement to Meadows Place Real Estate LLC as a project and authorizing the expenditure of \$90,000 for the incentive agreement to Meadows Place Real Estate LLC at 11720 W. Airport, Meadows Place, Texas.

Alderman Mertins moved to approve the first reading of Resolution No. 2024-49 declaring the Incentive Agreement to Meadows Place Real Estate LLC as a project and authorizing the expenditure of \$90,000 for the incentive agreement to Meadows Place Real Estate LLC at 11720 W. Airport, Meadows Place, Texas. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski and Mills

Nays: None

Alderman Baker was not present.

5. Discussion and consideration regarding the second reading of Resolution No. 2024-49 declaring the Incentive Agreement to Meadows Place Real Estate LLC as a project and authorizing the expenditure of \$90,000 for the incentive agreement to Meadows Place Real Estate LLC at 11720 W. Airport, Meadows Place, Texas.

Alderman Kopczynski moved to approve the second reading of Resolution No. 2024-49 declaring the Incentive Agreement to Meadows Place Real Estate LLC as a project and authorizing the expenditure of \$90,000 for the incentive agreement to Meadows Place Real Estate LLC at 11720 W. Airport, Meadows Place, Texas. Alderman Mertins seconded the motion.

Alderman Staigle there are conditions that must be met to receive the \$90,000.

The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski and Mills

Nays: None

Alderman Baker was not present.

6. Discussion and consideration of Resolution No. 2024-50 authorizing a Performance Agreement between the Meadows Place Economic Development Corporation and Meadows Place Real Estate, LLC.

Alderman Mertins moved to approve Resolution No. 2024-50 authorizing a Performance Agreement between the Meadows Place Economic Development Corporation and Meadows Place Real Estate, LLC. Alderman Kopczynski seconded the motion.

Mertins EDC approved last night but has not been presented to property owner yet. Has a deadline of ay 15, 2025.

The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski and Mills

Nays: None

Alderman Baker was not present.

7. Discussion and consideration of Resolution No. 2024-51 adopting a revised City organizational chart.

Alderman Kopczynski moved to approve Resolution No. 2024-51 adopting a revised City organizational chart. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski, and Mills

Nays: None

Alderman Baker was not present.

8. Discussion and consideration of Ordinance No. 2024-51 adding Communications and Building Permits to the City Administrator's management and oversight.

Alderman Mertins moved to approve Ordinance No. 2024-51 adding Communications and Building Permits to the City Administrator's management and oversight. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski, and Mills

Nays: None

Alderman Baker was not present.

Alderman Mills left at 7:44 p.m.

Mayor St. Germain then called the Consent Agenda out of order.

Reconvened at 8:25 p.m.

9. Accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477.

Chairman, Sean Ulrey, presented the Planning and Zoning Commission report recommending approval the application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477 with a vote of five (5) for and two (2) against.

Alderman Staigle moved to accept the report from the Planning and Zoning Commission regarding the Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

Aldermen Baker and Mills were not present.

10. Discussion and consideration of Ordinance No. 2024-52 regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477.

Alderman Staigle stated that after reviewing the ordinance section 6 states that his for a 5-year period and the applicant must reapply. There was brief discussion regarding the terms of the Specific Use Permit.

Alderman Staigle moved to approve Ordinance No. 2024-52 regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477 removing Section 6c. Alderman Mills seconded the motion.

The vote follows:

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

Aldermen Baker and Mills were not present.

11. Accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX 77477.

Chairman, Sean Ulrey, presented the Planning and Zoning Commission report to City Council recommending denial of the application and allow the applicant to resubmit because the application does not include the parking across the street and discussed by the applicant. He stated that the applicant stated that he needs additional parking to move forward with the business.

Alderman Kopczynski moved to accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX

77477. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

Aldermen Baker and Mills were not present.

12. Discussion and consideration of Ordinance No. 2024-53 regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX 77477.

Alderman Mertins moved to table this item to allow the applicant to resubmit. Alderman Staigle seconded the motion.

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

Aldermen Baker and Mills were not present.

The applicant, Jimmy, asked if Council would consider allowing the SUP with the additional parking.

Alderman Kopczynski stated that he has read great things about the shop, however he doesn't feel that this is the best location for his shop. This shop is in the center of building and limits who can own or lease the building.

Mr. Ramirez stated would much rather have a standalone building, but the owner will not sell or lease the property across the street from him.

Alderman Mertins stated that this ordinance has the same clause that if the building is sold his permit would expire.

Charles Jessup, resident 11919 Valencia, spoke in favor of the auto repair shop. The two property owners will not work together. There are other contracts in discussion based on this application getting approved and the auto repair shop is not stopping them.

Alderman Staigle stated that he's seen a lot effort go into these buildings over the last 20years and they say empty for several years. He doesn't think one applicant will purchase the property and it will remain several store fronts. He would like the revised submittal to cover how to screen and deal with the vehicles stored across the street and how long they would be across the street.

Mr. Ramirez stated that cars would be stored behind a mesh fence screened from public view and that vehicles must be accessed within 48 hours. Alderman Staigle suggested discussing screening with the police department.

Alderman Staigle, Kopczynski, and Mertins stated that he would be willing to review the resubmittal with a 10-year SUP.

The vote follows:

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

Alderman Baker and Mills were not present.

H. CONSENT AGENDA

Consent Agenda items are considered routine in nature and will be enacted with one motion and vote. There will be no separate discussion on these items unless requested by a Council Member, in which event the item will be removed from the Consent Agenda and considered by separate action.

1. Consider approval of the Minutes held as follows:

October 22, 2024 – City Council Workshop

October 22, 2024 – City Council Regular Meeting

October 24, 2024 – Town Hall Meeting

Alderman Staigle moved to approve the Consent Agenda as presented. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

Aldermen Baker and Mills were not present.

7:46 pm recess to wait for Planning and Zoning. Alderman Mills returned.

I. RECESS REGULAR MEETING

Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Deliberation regarding the duties of the Police Chief, Assistant Police Chief, and Finance Director.

Mayor St. Germain recessed the special meeting at 9:08 p.m. to move into an Executive Session.

J. EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Deliberation regarding the duties of the Police Chief, Assistant Police Chief, and Finance Director.

K. ADJOURN EXECUTIVE SESSION

Adjourn the Executive Session stating the date and time the Executive Session ended and reconvene the Regular Session.

Mayor St. Germain adjourned the Executive Session at 9:38 p.m., and reconvened the Special Session, stating that no final actions, decisions, or votes were had during the Executive Session.

L. RECONVENE

Discuss and take appropriate action regarding the duties of the Police Chief, Assistant Police Chief, and Finance Director.

Alderman Mertins made a motion directing staff bring a budget amendment to the December meeting to adjust the Emergency Management Stipend. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, and Kopczynski

Nays: None

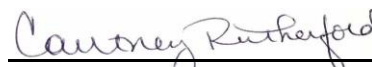
Aldermen Baker and Mills were not present.

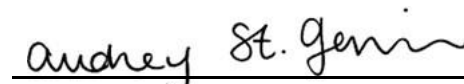
M. ADJOURN

There being no further business to discuss the meeting adjourned at 9:41 p.m.

These minutes were approved by City Council on December 17, 2024.

ATTEST:


Courtney Rutherford, City Secretary


Audrey St. Germain, Mayor

